



## Woodbury County Law Enforcement Center Authority

620 Douglas St., Room 104

Sioux City, Iowa 51101

712 – 279-6525

Ron Wieck - Chair

Dan Moore - Secretary

Rocky De Witt - Treasurer

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### Agenda

May 20, 2021 3:00 p.m.

First Floor Boardroom, County Courthouse

#### **3:00 p.m.** Call Meeting to Order

1. Approval of the agenda
2. Approval of the minutes of the May 13, 2021 meeting
3. Discussion of the main Law Enforcement Center bids
4. Accept the main Law Enforcement Center bid
5. Discussion and approval of next steps and timeline
6. Discussion and approval of amended contract for GGA
7. Discussion and approval of amended contract for Baker Group
8. Commissioners concerns

#### **ADJOURNMENT**

# *Woodbury County Law Enforcement Center Authority*

## **Minutes**

May 13, 2021 2:30 p.m.

Basement Boardroom, County Courthouse

Attendance:

Members: Rocky De Witt, Ron Wieck

Staff: Karen James, Dennis Butler, Kenny Schmitz

Meeting was called to order at 2:30 p.m.

1. Motion by De Witt second by Wieck to approve agenda. Carried 2-0
2. Motion by De Witt, second by Wieck to approve the minutes of the May 11, 2021 meeting. Carried 2-0
3. Shane Albrecht, Baker Group, opened Detention Equipment Contractor/Security Equipment Contractor bids.
4. Received bid from Pauly Jail Building Company, Inc. for \$14,789,000.00.
  - The work will be completed in 40 weeks.
  - Fifteen percent overhead and profit on the net cost of the work.
  - Five percent on the cost of work done by any subcontractor.
  - The cost of the required performance assurance bonds is \$148,000.00.
5. Motion by De Witt, second by Wieck to receive the Detention Equipment Contractor/Security Equipment Contractor bid from Pauly Jail Building Company, Inc. for \$14,789,000.00. Carried 2-0
6. No Commissioners concerns.

Motion by De Witt, second by Wieck to adjourn the meeting.

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Dan Moore, Secretary

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[GoldbergArchitects.com](http://GoldbergArchitects.com)



# AMENDMENT TO AGREEMENT

**Date:** May 18, 2021  
**Project:** Woodbury Co. LEC Project  
**Topic:** Owner-Architect B132 Dated 03/31/20  
**To:** Ron Wieck, Justice Authority Chair  
**From:** L. Goldberg / GGA  
**CC:** Shane Albrecht / Baker  
Dennis Butler / Co. Financial Dir.  
Kenny Schmitz / Co. Facilities Dir.  
Kevin Rost / GGA  
File

Gentlemen:

Please accept this proposed Amendment to our Agreement for the referenced Project as follows:

## Article II – Compensation

[Paragraph-] 11.1 shall be changed from a Stipulated percentage of seven-and-35/100 Percent (7.35%) to a Stipulated-sum of **Three-million, Four-hundred and twenty-five thousand Dollars (\$3,425,000.00)**, excluding reimbursable expenses and approved Additional services;

**Master Planning:** the above-stipulated fee shall include provisions for the Architect to provide conceptual site- and facility planning to Owner for development of Phase(s) Two and Three, including but not limited to, Phase 2. Housing expansion, Juvenile Detention & Treatment Facility, Mental Health Treatment facility, Maintenance facility and other Justice-related building improvements deemed advisable by the Authority for placement on the property;

No other amendments are proposed herein.

Accepted and Agreed:

Goldberg Group Architects, PC

Lawrence Goldberg, AIA, NCARB, AS  
President

Date: 5-18, 2021

Accepted and Agreed:

Woodbury County Justice Authority

Ron Wieck, Chairman

Date: \_\_\_\_\_, 2021

Attested: \_\_\_\_\_



**AMENDMENT**

This Amendment ("Amendment"), dated this 17<sup>th</sup> day of May, in the year 2021, is incorporated into the Standard Form of Agreement Between Owner and Construction Manager as Adviser, AIA Document C132 – 2009 Edition, dated the 17<sup>th</sup> day of July in the year 2020 (the "CMA Agreement") by and between Woodbury County Law Enforcement Center Authority ("Owner") and Baker Mechanical, Inc. dba Baker Group ("Construction Manager" and collectively with Owner, the "Parties") for the Woodbury County Law Enforcement Center located in Sioux City, Iowa (the "Project").

The Owner and Construction Manager agree that the terms and conditions in the CMA Agreement are hereby amended as follows:

1. Section 11.1.2, paragraph 2, is stricken in its entirety and, in lieu thereof, the Parties agree that Section 11.1.2 is amended to now to read as follows: "The Construction Management Fee shall be a fixed fee of \$1,325,000."

This Amendment is entered into as of the day and year first written above.

**OWNER:**

**CONSTRUCTION MANAGER:**

**WOODBURY COUNTY LAW  
ENFORCEMENT CENTER  
AUTHORITY**

**BAKER MECHANICAL, INC. dba  
BAKER GROUP**

By: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Title)

Date: \_\_\_\_\_

Date: \_\_\_\_\_